

**STAYTON PLANNING COMMISSION**  
**MEETING MINUTES**  
**October 31, 2011**

**COMMISSIONERS:** Ralph Lewis – Chairperson  
Ellen Nunez – Vice-Chairperson  
Carl Sampson  
Doug Cudahey  
Rich Hatfield

**STAFF MEMBERS:** Dan Fleishman, Planning & Development Director  
Jennifer Lunsford, Permit Clerk

**OTHERS PRESENT:** Jamie Love- Freiheit & Ho Architects, Sal Muscardin-McDonald's,  
Rob Bartell and Corby Minich- Friends of the Pool.

**1. CALL TO ORDER:** Chair Lewis opened the meeting at 7:00 pm.

**2. APPROVAL OF MINUTES:**

Cudahey moved and Nunez seconded that the minutes of August 29, 2011, be approved as presented. The motion was approved unanimously.

**3. LAND USE FILE #6-10/11 Review of Application for Major Modification of Previously Approved Site Plan for McDonald's Restaurant at 1988 Shaff Road**

Chairman Lewis read the opening statement.

Love presented the application for a major modification to McDonald's. The modifications consist of an 894 square foot addition, a realignment of the drive-thru window access and reorganization of the parking area. Love stated that the exterior of the building will be upgraded.

Fleishman presented the staff report. Fleishman stated that there were four conditions of approval that he thought should be met.

- Provide pedestrian connectivity from the parking lot crossing the drive-thru lane.
- Architectural standards require the ground floor windows to be provided along at least 45% of the buildings ground floor street-facing elevations.
- Landscaping: The Fire District commented that the landscaping should be designed with low landscaping to facilitate firefighter access to the building.
- Stormwater management needs to be addressed at the time of building permit submittal.

Lewis asked if there were any questions from the commission. Hatfield asked if the first driveway/entry way would be closed. Love stated yes. He asked if the parking spaces would be the same size. Love stated that they meet the code requirement. Hatfield stated he was not in favor of having pedestrians walk in front of the drive-thru and thought it was a liability to the property owner. Lewis stated that he didn't think it was an issue because people will walk through there anyway and it would be up to the property owner to provide the safest access, whether the pedestrians use it or not. Love stated that McDonald's would meet the requirement, but they would look at putting the pathway in front of the order signs in the drive-thru. When customers pull away

from the drive-thru they are looking in their purses/wallets for change and would not pay attention to pedestrians. A raised pathway at the beginning of the drive-thru would be the safer option. Hatfield asked about the connectivity of the sidewalks and Love stated that the pathway would connect on Wilco Road. Cudahey asked if Fleishman was satisfied with the landscaping explanation. Fleishman stated that the landscaping should not be an issue. Sampson stated that windows in a storage room didn't make much sense. Lewis asked about the lighting plan. He stated that there is a light in the parking lot that shines down Golf Club Road and causes somewhat of a visibility issue. Muscardin stated that he would take a look at the light and see if they could get that fixed.

Proponents' Testimony: None.

Opponents' Testimony: None.

Governmental Agencies: None.

General Testimony: None.

Questions from the Public: None.

Lewis closed the hearing at 7:40 pm.

Cudahey stated that he was not concerned about the windows. Hatfield stated that he had no issue with the landscaping, windows or lighting, but didn't like the pedestrian walkway. Nunez stated that she liked the pathway option over the one lane of traffic to address safety issues. Lewis stated that the lower sidewalk made more sense.

Nunez moved that the Planning Commission approve the application for the Site Plan Review of McDonald's USA LLC (Land Use file 6-10/11) and adopt the draft order with the following conditions of approval: a walkway would be provided for pedestrian connectivity at the beginning of the drive-thru, landscaping meets the fire department requirements, the applicant provides the lighting plan and the storm drain plan. Cudahey seconded with all in favor.

#### **4. DISCUSSION OF POSSIBLE CODE AMENDMENTS**

##### **a. Proposal by Friends of the Pool for Amendments to Standards for Electronic Message Signs**

Rob Bartell: 41103 Stayton Scio Rd Stayton OR and Corby Minich: 419 Johnson St Sublimity OR

Bartell and Minich came from the Friends of the Pool with a proposal to change the code for Electronic Message signs. They would like to be able to have image clips played on the signs.

Bartell stated that there is a need in the community for more messages. Bartell provided a copy of a Salem's sign code. He stated that in his conversation with the Salem Planning Department, they related that in the two years since they amended their Code to allow message signs to change every 8 seconds there have been no reported traffic safety problems. The commission decided that they would be willing to look at possible changes proposed for electronic message signs.

##### **b. Proposal by Staff for Amendments to Standards for Mobile Home Parks**

Fleishman advised of changes that he would like to see made to the Mobile Home Parks section of the code and asked if the Commission would be willing to review it to make changes. The purpose of the amendments is to address the issue of short-term stay of recreational vehicles in mobile home parks. The changes proposed by staff include requiring all units in a park to obtain a building permit, to meet installation standards and to have met construction and safety standards. The Planning Commission agreed to hold a public hearing on the proposed changes to the code.

**c. Proposal by Staff for Amendments to Standards for Master Planned Developments**

Fleishman advised of changes that he would like to see regarding Master Planned Developments. Several issues arose regarding the Old Mill Village Master Planned Development and Fleishman would like to make changes to make the code clearer to avoid future controversy. The changes proposed by staff address the issue of ownership of open space in a master planned development. The Planning Commission agreed to hold a public hearing on the proposed changes.

**d. Proposal by Staff for Amendments regarding Requirements for Distribution of Notices of Decision**

Fleishman advised of changes that he would like to see made regarding distribution of Notices of Decision. The proposed changes would reduce workload and save the applicants money. The Planning Commission agreed to hold a public hearing on the proposed changes.

**5. OTHER BUSINESS**

There will be a November meeting on the 28<sup>th</sup>, but there will be no meeting in the month of December.

**7. ADJOURN**

The meeting was adjourned at 9:10 p.m.

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Ralph Lewis,  
Planning Commission Chairperson

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Date

**ATTEST**

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Dan Fleishman,  
City Planner

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Date